

**Blitman Saratoga, LLC
General Ledger
As of March 31, 2023**

10:46 AM

04/24/23

Accrual Basis

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Ballston Spa Checking-Old							0.00	0.00	0.00
Total Ballston Spa Checking-Old							0.00	0.00	0.00
Ballston Spa Checking 5549							825.89	825.89	0.00
Deposit	02/08/2023	DEP		Unknown Payee	Deposit		0.00	825.89	825.89
Total Ballston Spa Checking 5549									
M&T Checking 3440									
Check	01/09/2023	DM		Allerdice Hardware			10.86	4,123.22	4,112.36
Check	01/10/2023	DM		M&T Bank			38.17	4,074.19	4,032.09
Check	01/13/2023	DM		Staples			42.10	3,965.91	3,965.91
Check	01/26/2023	DM		Pizza Time Ballston Spa			66.18	3,865.91	3,865.91
Check	02/03/2023	1669		Brian White			100.00	110,388.95	110,388.95
Deposit	02/06/2023	DEP		Mazzata & Vaganellis P.C.	sale of 57 Jane St		106,523.04	177.00	105,987.91
Check	02/06/2023	DM		USPS			5,000.00	5,000.00	105,987.91
Check	02/07/2023	1670		Brediefeld & Associates			106,037.84	106,037.84	105,987.91
Deposit	02/08/2023	DEP		Unknown Payee	Deposit		825.89	825.89	105,987.91
Check	02/08/2023	DM		M&T Bank			39.93	6,850.00	6,850.00
Check	02/08/2023	1671		TPK Development			13,700.00	13,700.00	55,447.91
Check	02/08/2023	1672		Sunshine Landscaping			1,900.00	1,900.00	53,547.91
Check	02/08/2023	1673		Sunshine Landscaping			1,900.00	1,900.00	52,597.91
Check	02/08/2023	1674		Stepen M and Susan Dor...			950.00	950.00	52,597.91
Check	02/09/2023	DM		Tick & Co Inc.			30,000.00	30,000.00	48,735.91
Check	02/09/2023	1676		Daigle Cleaning			3,862.00	3,862.00	44,674.12
Check	02/09/2023	1677		NYS PIT Tax Pmt			1,370.00	1,370.00	32,191.79
Check	03/01/2023	DM		ActionSeptic			500.00	500.00	32,191.79
Check	03/07/2023	DM		TPK Development			428.00	428.00	31,763.79
Check	03/07/2023	1678		M&T Bank			13,700.00	13,700.00	18,063.79
Check	03/08/2023	DM		National Grid			45.67	45.67	18,063.79
Check	03/10/2023	DM		National Grid			421.51	421.51	17,596.61
Check	03/10/2023	DM		National Grid			604.18	604.18	16,992.43
Check	03/27/2023	DM		Twin Bridges Waste			656.14	656.14	16,336.29
Total M&T Checking 3440							1,083.60	1,083.60	15,252.69
Accounts Receivable							96,219.46	96,219.46	15,252.69
Total Accounts Receivable							0.00	0.00	0.00
Construction in Progress									
Total Construction in Progress									
Due from Checking									
Total Due from Checking									
Due from Escrow A/C									
Total Due from Escrow A/C									
Mechanics Lien Escrow									
General Journal	02/03/2023	34		Sale of 57 Jane			1,375.00	1,375.00	0.00
Total Mechanics Lien Escrow									
Preconfirmation Escrow									
General Journal	02/03/2023	34		Sale of 57 Jane			375,000.00	375,000.00	975,000.00

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Total Preconfirmation Escrow							375,000.00	0.00	975,000.00
Range Hood Escrow 57 Jane General Journal	02/03/2023	34	*	Sale of 57 Jane	Selling Expenses		1,200.00		0.00
Total Range Hood Escrow 57 Jane							1,200.00	0.00	1,200.00
Retainage Receivable							0.00	0.00	0.00
Total Retainage Receivable							21,900.00	0.00	0.00
Selling Commissions - Escrow General Journal	02/03/2023	34	*	Sale of 57 Jane	Selling Expenses		21,900.00	0.00	0.00
Total Selling Commissions - Escrow							21,900.00	0.00	0.00
Accumulated Depreciation							0.00	0.00	0.00
Total Accumulated Depreciation							0.00	0.00	0.00
Furniture and Equipment							0.00	0.00	0.00
Total Furniture and Equipment							0.00	0.00	0.00
Deferred Construction Costs							1,348,022.99	0.00	0.00
11 Jane Street							5,596.40		
Total 11 Jane Street							5,596.40		
4 Pamela Model Home							0.00	0.00	0.00
4 Pamela Model Home							0.00	0.00	0.00
47 Jane Street							1,164.31		
Total 47 Jane Street							1,164.31		
49 Jane Street							2,288.56		
Total 49 Jane Street							2,288.56		
57 Jane Street							205,875.29		
Check	02/03/2023	1669		Brian White			205,975.29		
Check	02/20/2023	1677	*	Dagle Cleaning			206,425.29		
General Journal	02/28/2023	36					0.00	0.00	0.00
Total 57 Jane Street							12,609.67		
59 Jane Street							12,609.67		
Total 59 Jane Street							12,609.67		
6 Katie Lane							181,934.06		
Total 6 Katie Lane							181,934.06		
8 Katie Lane							119,100.37		
Total 8 Katie Lane							119,100.37		
9 Jane Street							187,352.02		
Total 9 Jane Street							187,352.02		
Deferred Construction Costs - Other							632,102.31		
General Journal	02/28/2023	36	*				596,985.51		
Total Deferred Construction Costs - Other							596,985.51		
Total Deferred Construction Costs							1,107,030.90		
550.00							0.00	35,116.80	
							35,116.80	0.00	
550.00							241,542.09		
								241,542.09	

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Escrow-Attorney Account									134,500.00
General Journal	02/03/2023	34	*		Sale of 57 Jane		108.40		134,608.40
General Journal	02/03/2023	34	*		Sale of 57 Jane		43,908.40		90,700.00
General Journal	02/09/2023	35	*		to record payback of Dorsay deposit...		59,600.00		31,100.00
Total Escrow-Attorney Account							108.40	103,508.40	31,100.00
Funds Held by Homestead									17,400.00
Total Funds Held by Homestead									17,400.00
Hard Site and Gen Cond									4,190,450.17
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales	0.00	232,802.79	3,957,647.38
Total Hard Site and Gen Cond									440,006.72
Land									415,561.90
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales	0.00	24,444.82	415,561.90
Total Land									87,611.64
Nat Grid Electric Deposit 6&7									87,611.64
Total Nat Grid Electric Deposit 6&7									75,050.92
Nat Grid Gas Deposit 6&7									75,050.92
Total Nat Grid Gas Deposit 6&7									2,325,314.28
Soft Costs									284.61
HOA Fees									268.80
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales	0.00	15.81	268.80
Total HOA Fees									279,853.26
Interest Expense									264,305.86
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales	0.00	15,547.40	15,547.40
Total Interest Expense									18,270.77
Management Fees									17,255.73
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales	0.00	1,015.04	1,015.04
Total Management Fees									17,255.73
Office Expense									14,220.91
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales	0.00	790.05	13,430.86
Total Office Expense									13,430.86
Property Taxes									139,235.99
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales	0.00	197.17	131,500.66
Total Property Taxes									7,735.33
Water & Sewer									131,500.66
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales	0.00	197.17	3,549.02
Total Water & Sewer									3,351.85
Soft Costs - Other									1,869,899.72
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	Deferred Costs-Sales	0.00	103,863.32	1,766,016.40

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	Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
	Total Soft Costs - Other							0.00	103,863.32	1,766,016.40
Total Soft Costs								0.00	129,184.12	2,196,150.16
Step Basis Adjustment									102,459.00	102,459.00
Total Step Basis Adjustment										-178,858.73
Accrued Expenses										-65,728.54
Total Accrued Expenses										-62,353.54
Accrued Expenses-New										6,850.00
Check	Check	02/07/2023	1670		Bredfeld & Associates			3,375.00		
Check	Check	02/08/2023	1671		TPK Development				6,850.00	
Check	Check	02/09/2023	1672		TPK Development				-55,503.54	
Check	Check	02/08/2023	1673		Sunshine Landscaping			13,700.00		
Check	Check	02/08/2023	1674		Sunshine Landscaping				-41,803.54	
Check	Check	02/20/2023	1675		Daigle Cleaning			1,900.00		
Check	Check	02/20/2023	1676		TPK Development				-39,903.54	
Check	Check	03/07/2023	1677		National Grid			950.00		
Check	Check	03/10/2023	1678		National Grid				-38,953.54	
Check	Check	03/10/2023	1679		National Grid			770.00		
Check	Check	03/10/2023	1680		Twin Bridges Waste				-24,483.54	
Total Accrued Expenses-New								44,010.43	0.00	-21,718.11
Accrued Property Taxes-New										-137,999.87
Check	Check	02/20/2023	1677		Daigle Cleaning					-137,849.87
Total Accrued Property Taxes-New								150.00	0.00	-137,849.87
Due to Akker										0.00
Total Due to Akker										0.00
Payroll Liabilities										0.00
Total Payroll Liabilities										0.00
Accrued Interest-Saratoga Fund										-170,384.55
Total Accrued Interest-Saratoga Fund										-170,384.55
Deposit-47 Jane Selections										0.00
Total Deposit-47 Jane Selections										0.00
Due to Goren Brothers										-3,300,000.00
Total Due to Goren Brothers										-3,300,000.00
Due to Goren Cousins LLC										-1,700,000.00
Total Due to Goren Cousins LLC										-1,700,000.00
Due to Saratoga Funding										-2,456,873.59
Total Due to Saratoga Funding										-2,456,873.59
Due to Saratoga Funding LLC										0.00
Total Due to Saratoga Funding LLC										0.00
Due to SV										-563,667.00

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Total Due to SV									-563,667.00
Purchasers Deposits-Base Cont									-234,500.00
General Journal	02/03/2023	34	*	Stepen M and Susan Dot...	Sale of 57 Jane payment in satisfaction of 50k bond... to record payback of Dorsay deposit...		43,800.00		-190,700.00
Check	02/09/2023	DM	*				30,000.00		-160,700.00
General Journal	02/09/2023	35	*				79,600.00		-81,100.00
Total Purchasers Deposits-Base Cont							153,400.00		0.00
Purchasers Deposits-Upgrades									-99,469.00
Total Purchasers Deposits-Upgrades									-99,469.00
Capital-GB									74,360.07
Total Capital-GB									74,360.07
Capital-GSP									64,123.62
Total Capital-GSP									64,123.62
Capital-HNB									-883,432.04
Total Capital-HNB									-883,432.04
Capital-SV									48,372.54
Total Capital-SV									48,372.54
Capital-TPK									45,597.22
Total Capital-TPK									45,597.22
Member 1 Draws									0.00
Total Member 1 Draws									0.00
Member 1 Equity									0.00
Total Member 1 Equity									0.00
Member 2 Draws									0.00
Total Member 2 Draws									0.00
Member 2 Equity									0.00
Total Member 2 Equity									0.00
Opening Balance Equity									0.00
Total Opening Balance Equity									0.00
Retained Earnings									208,689.28
Total Retained Earnings									208,689.28
Construction Income									0.00
Total Construction Income									0.00
Sales-Basic									0.00
General Journal	02/03/2023	34	DEP	Mazzata & Vaganellis P.C.	Sale of 57 Jane sale of 57 Jane St		431,476.96		431,476.96
Deposit	02/06/2023						106,523.04		-538,000.00
Total Sales-Basic							0.00		-538,000.00
Sales-Upgrades									0.00
Total Sales-Upgrades									0.00
Blueprints and Reproduction									0.00
Total Blueprints and Reproduction									0.00

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Bond Expense							0.00	0.00	0.00
Total Bond Expense							0.00	0.00	0.00
Commissions Paid							0.00	0.00	0.00
Total Commissions Paid							0.00	0.00	0.00
Construction Materials Costs							0.00	0.00	0.00
Total Construction Materials Costs							0.00	0.00	0.00
Deferred Costs-Sales							0.00	0.00	0.00
General Journal	02/28/2023	36	*		57 Jane deferred cost allocations	-SPLIT-	627,973.82		627,973.82
Total Deferred Costs-Sales							627,973.82		627,973.82
Equipment Rental for Jobs							0.00	0.00	0.00
Total Equipment Rental for Jobs							0.00	0.00	0.00
Other Construction Costs							0.00	0.00	0.00
Total Other Construction Costs							0.00	0.00	0.00
Selling Expenses							0.00	0.00	0.00
General Journal	02/03/2023	34	*		Sale of 57 Jane	-SPLIT-	2,165.02		2,165.02
General Journal	02/03/2023	34	*		Sale of 57 Jane				-2,165.02
Total Selling Expenses							34,166.98		32,001.96
Subcontractors Expense							0.00	0.00	0.00
Total Subcontractors Expense							0.00	0.00	0.00
Tools and Small Equipment							0.00	0.00	0.00
Total Tools and Small Equipment							0.00	0.00	0.00
Worker's Compensation Insurance							0.00	0.00	0.00
Total Worker's Compensation Insurance							0.00	0.00	0.00
Auto and Truck Expenses							0.00	0.00	0.00
Total Auto and Truck Expenses							0.00	0.00	0.00
Bank Service Charges							0.00	0.00	0.00
Check	01/10/2023	DM		M&T Bank			38.17		38.17
Check	02/08/2023	DM		M&T Bank			39.93		78.10
Check	03/08/2023	DM		M&T Bank			45.67		123.77
Total Bank Service Charges							123.77		123.77
Bankruptcy Fees							0.00	0.00	0.00
Total Bankruptcy Fees							0.00	0.00	0.00
Business Licenses and Permits							0.00	0.00	0.00
Total Business Licenses and Permits							0.00	0.00	0.00
Common Area Expenses							0.00	0.00	0.00
Electricity							0.00	0.00	0.00
Total Electricity							0.00	0.00	0.00
Engineering							0.00	0.00	0.00
Total Engineering							0.00	0.00	0.00
Gas							0.00	0.00	0.00

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Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Total Gas									0.00
Maintenance									0.00
Total Maintenance									0.00
Miscellaneous Allocable Expense									0.00
Check	03/07/2023	DM		ActionSeptic					428.00
Total Miscellaneous Allocable Expense						428.00	0.00		428.00
Site Lighting Utilities									0.00
Total Site Lighting Utilities									0.00
Snowplowing									0.00
Total Snowplowing									0.00
Common Area Expenses - Other									0.00
Total Common Area Expenses - Other									0.00
Total Common Area Expenses						428.00	0.00		428.00
Depreciation Expense									0.00
Total Depreciation Expense									0.00
Expenses of Sales									0.00
Total Expenses of Sales									0.00
Finance Cost									0.00
Total Finance Cost									0.00
General Conditions									0.00
Total General Conditions									0.00
Hard Costs Expense									0.00
Total Hard Costs Expense									0.00
Insurance Expense									0.00
Check	02/09/2023	1676		Tick & Co Inc.			3,862.00		3,862.00
Check	02/09/2023	1675		Tick & Co Inc.			14,674.12		18,536.12
Total Insurance Expense						18,536.12	0.00		18,536.12
Interest Expense									0.00
Total Interest Expense									0.00
Land Cost Expenses									0.00
Total Land Cost Expenses									0.00
Letter of Credit Fees									0.00
Total Letter of Credit Fees									0.00
Management Fees									0.00
Total Management Fees									0.00
Meals and Entertainment									0.00
Check	01/26/2023	DM		Pizza Time Ballston Spa			66.18		66.18
Total Meals and Entertainment							66.18	0.00	66.18
Model Home Expenses									0.00

**Blitman Saratoga, LLC
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Accrual Basis

Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
Total Model Home Expenses							0.00		0.00
Office Supplies							0.00		0.00
Check	01/13/2023	DM		Staples			42.10		42.10
Total Office Supplies							42.10		42.10
Payroll Expenses							0.00		0.00
Total Payroll Expenses							0.00		0.00
Postage							0.00		0.00
Check	02/06/2023	DM		USPS			177.00		177.00
Total Postage							177.00		177.00
Professional Fees							0.00		0.00
Check	02/07/2023	1670		Bredfeld & Associates			1,625.00		1,625.00
Total Professional Fees							1,625.00		1,625.00
Rent Expense							0.00		0.00
Total Rent Expense							0.00		0.00
Repairs and Maintenance							0.00		0.00
Total Repairs and Maintenance							0.00		0.00
Site Costs Expense							0.00		0.00
Check	01/09/2023	DM		Allardice Hardware			10.86		10.86
Total Site Costs Expense							10.86		10.86
Soft Cost Expense							0.00		0.00
Total Soft Cost Expense							0.00		0.00
State Income Tax							0.00		0.00
Check	03/01/2023	DM		NYS PIT Tax Pmt			500.00		500.00
Total State Income Tax							500.00		500.00
Telephone Expense							0.00		0.00
Total Telephone Expense							0.00		0.00
Utilities							0.00		0.00
Total Utilities							0.00		0.00
Warranty Expenses							0.00		0.00
Total Warranty Expenses							0.00		0.00
Discharge of Indebtedness Inc.							20,000.00		-20,000.00
General Journal	02/09/2023	35	*						
Total Discharge of Indebtedness Inc.							20,000.00		-20,000.00
Interest Income							0.00		0.00
Total Interest Income							0.00		0.00
Unassigned Activity							0.00		0.00
Total Unassigned Activity							0.00		0.00
No accnt							0.00		0.00

to record payback of Dorsay deposit,..

Purchasers Deposits-Base Cont

**Blitman Saratoga, LLC
General Ledger
As of March 31, 2023**

10:46 AM	04/24/23	Accrual Basis	Type	Date	Num	Adj	Name	Memo	Split	Debit	Credit	Balance
			Total no accnt							0.00	0.00	0.00
			TOTAL							1,388,692.59	1,388,692.59	0.00